

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22419

Property Information

property address: 401 N TEXAS AVE  
legal description: CITY OF BRYAN, BLOCK 94, LOT 1, 2, HALF OF ALLEY  
owner name/address: DABBS MART #1 INC  
PO BOX 786  
BRYAN, TX 77806-0786  
full business name: chevron gas pumps  
land use category: Comm-Retail type of business: gas pumps  
current zoning: C3 occupancy status: occ  
lot area (square feet): 12500 frontage along Texas Avenue (feet): 125  
lot depth (feet): 100 sq. footage of building: 3447  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 16 # of stories: 1  
type of buildings (specify): Concrete  
building/site condition: 3  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
fr=35/str side=26/prop side=13/rear=39  
approximate construction date: 1986 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) wood fencing  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: plastic/metal  
overall condition (specify): fair, with rust  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 5  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: N/A sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no  
if yes, which ones: southern one

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Small plants

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

SHOULD NOT BE ON 2 PARCELS  
(with 22421)